

**SAN BERNARDINO COUNTY  
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

**I. Project Label:**

USGS Quad: Devore

**APN: 0349-141-01, 13, 22**

**Applicant:** J. B. Aguerre)

**Proposal:** A) Tentative Tract to create 20 one-acre lots on 21.21 acres;

B) Major Variance to permit lots less than 150 feet in width and lot dimensions exceeding the 1:3 ratio of the RS land use district

**Community:** Devore/Second Supervisorial District

**Location:** Woodlawn and Nedlee Avenues, NE corner

**File:** 12135TT1/E178-12/2004/TT16672

**Staff:** Tina Twing

**REP('S):** Walter Hu, Engineer

T,R,Section: 2N, 5W, Section 28 (NW ¼)

Thomas Bros: 515/B-5

Planning Area: Devore

OLUD: RS-1

Improvement Level: IL-3

**PROJECT DESCRIPTION:**

1. **Project title:** J. B. Aguerre (Tentative Tract Map 16672)
2. **Lead agency name and address:** San Bernardino County Planning Division (Land Use Services Dept); 385 N. Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182
3. **Contact person and phone number:** Tina Twing, Senior Associate Planner (909) 387-4112
4. **Project location:** Woodlawn and Nedlee Avenues, northeast corner within the Devore Planning Area
5. **Project sponsor's name and address:** J. B. Aguerre, 14848 So. Haven Avenue, Ontario, CA 91762
6. **Project consultant's name and address:** Walter Hu, 11655 Countryside Road, Fontana, CA 92337
7. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):

This Tentative Tract Map is proposed for the creation of 20 lots on 21.21 acres. Each lot will contain one gross acre. The water service will be provided by Devore Mutual Water Company, in which the property owner holds 20 shares. Septic systems are proposed as the means of waste disposal. A looped road system is proposed, providing access from both Woodlawn and Nedlee Avenues. This road system will be designed to County Standards and taken into the County-Maintained System. San Bernardino County Drainage Easements will be dedicated along portions of the project's east and west property lines and through the interior of the site. The project is designated for lot sales only, to allow future property owners to build custom homes on each lot.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The site is generally situated within the Devore Heights residential area. The site is partially disturbed as evidenced by several dirt roads and associated evidence of off-road vehicle activities. A livestock corral is located on or near the extreme southeast corner of the site within the drainage area at Nedlee Avenue. This



corral and disturbed area appear to be associated with an off-site residential structure to the east. Livestock was not present at the time of inspection. Power lines exist along the southern boundary of the site along Nedlee Avenue. Other than these dirt roads, the site remains largely undisturbed.

Vegetation on site consists of dense Diegan Coastal Sage Scrub (DCSS), equally dense stands of California buckwheat with scattered Sycamore trees. The DCSS is suitable habitat for the federally threatened coastal California gnatcatcher. Both a biological resources study and focused California gnatcatcher survey were prepared for this project and the conclusions and recommendations are discussed in the Biological Resources Section of this Initial Study.

The site is contained within a Geological Hazard Overlay for low-to-moderate landslide susceptibility. This site is also within Fire Safety Area 3 (FS-3). Development will be subject to compliance with FS-3 standards.

The site's general topography is relatively level, decreasing in elevation from north to south and west to east. Portions of the site, located primarily at the eastern edge of the property lie within a relatively steep canyon area. Elevations range from 2264 to 2396 feet above mean sea level. One mapped blue line stream is present on the eastern portion of the site. A second drainage, not mapped as blueline, exists on the western edge of the site. A drainage/hydrology study was prepared for this project. The conclusions of that study are discussed in the Hydrology/Water Quality Section of this initial environmental review.

The project site is located within a General Plan –designated scenic corridor (Interstate 215 from San Bernardino northwest to I-15) The site is also within a portion of a Wildlife Dispersion Area mapped on the Open Space Element of the General Plan.

	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
Site	undeveloped	RS-1	IL-3
North	Vacant land, low density residential	RS-1	IL-3
South	Nedlee Avenue, I-15 & I-215 junction	RS-1	IL-3
East	Low density residential, Kimbark Ave	RS-1	IL-3
West	Undeveloped land, I-15, Cajon Canyon	RS-1	IL-3

Other public agencies whose approval is required (e.g., permits, financing approval, or participation is : required: *County of San Bernardino-Public Works Department/Roads, Drainage, Surveyor; Division of Environmental Health Services; Division of Building and Safety; Devore Mutual Water Company; County Fire Department; U. S. Fish and Wildlife Service; U. S. Army Corps of Engineers, California Regional Water Quality Control Board.*

### **Evaluation Format**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant	Less than Significant	Less than Significant	No Impact
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with Mitigation

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR ).

At the end of the analysis, the required mitigation measures( if any)) are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils         |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use/ Planning     |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing   |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been identified and added as conditions of project approval. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____	<u>December 7, 2004</u>
TINA TWING, Project Planner (prepared by)	Date

_____	<u>January 5, 2005</u>
JUDY TATMAN, AICP, Supervising Planner	Date
Land Use Services Department/Current Planning Division	



	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
<b>I. AESTHETICS</b> — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION** (check X if project is located within the viewshed of any Scenic Route listed in the General Plan):

I a) Although the proposed project is located within the viewshed of a designated Scenic Corridor (I-15 at the junction of I-215), it is located at the very end of that viewshed, in an area that has already experienced visual degradation. The view is not pristine as low density residential uses already exist in this area. Both sides of the freeway contain views of blighted properties as well as the various activities exist within the Glen Helen Regional Park Properties. Between the actual freeway pavement is a 72-foot wide right-of-way and Nedlee Road which is a 60-foot wide right of way. Therefore, there is a total of 132 feet separating the site from the traveling public moving north on I-15/I215. In addition, there is a steep embankment between the freeway and the site, which is at a much higher elevation, so that travelers on the freeway immediately adjacent to the site will not be able to see any homes built on this site. Travelers will be able to see the homes from a distance as they approach the area, but that view will be softened by the distance and the intensifying atmosphere (atmospheric perspective).

The site is proposed for development into custom single family residences on one-acre lots. Development will be confined to a specific building envelope, leaving the open space/drainage easement areas free of obstruction/disturbance. No significant visual impact is anticipated and mitigation is not required.

I b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site does not contain native trees, rock outcroppings, or historic building.

I c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project will be compatible with surrounding residential development.

I d) The proposed project will not create a significant new source of substantial light or glare which would adversely affect day or nighttime views in the area, because this site will be developed with single family residences in the Devore Heights area that is already developed with such homes. The freeway lights will be brighter than the lights that will be added with the development of these homes.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**II. AGRICULTURE RESOURCES** — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check ☐ if project is located in the Important Farmlands Overlay):

- II a) The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Instead the land in the Devore area is designated as "Grazing Land", in that suitable vegetation exists on which animals can graze. At this time, no grazing activities take place, although there is evidence that horses have been kept on this site. There are currently no agricultural uses on the site.
- II b) The subject property is designated Single Family Residential- 1 acre minimum lot size. The Tentative Tract Map is consistent with this land use designation. One acre lots will continue to allow rural residential uses, including the ability to maintain horses or other animals on the site. In addition, the project does not conflict with any agricultural land use or Williamson Act land conservation contract.
- II c) The subject property is designated for residential development. The project is consistent with rural residential land uses in the area. There are no major agricultural uses occurring on site or in the immediate vicinity of the site.

Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Potentially	Less than	Less than	No
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	Significant Impact	Significant with Mitigation Incorp.	Significant Impact	Impact
<b>III. AIR QUALITY</b> — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (discuss conformity with the South Coast Air Quality Management Plan, if applicable):

III a) The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, because the proposed project will result in the subdivision of 21.21 acres into 20 one-acre lots. and ultimately, in the construction of twenty new homes; thus, the project does not exceed the thresholds established for air quality concerns as set forth in the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District (SCAQMD).

III b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed project does not exceed established thresholds of concern as established by the District. A dust control plan will be required as a standard condition of approval, at the time of construction, to regulate construction activities that could create wind blown dust.

Construction-related activities could result in short-term fugitive dust impacts. These impacts may occur sporadically as the lots are proposed for custom home development, one lot at a time. It could take many years for full build-out to occur. The erosion and sediment control plan normally required by Building and Safety will be sufficient to insure that no significant construction-related impacts will result.

III c) The project will not result in a cumulatively considerable, net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed project does not exceed established thresholds of concern. No significant impact is anticipated and mitigation is not required.



- III d) The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants that will result from the implementation of this project. No significant impact is anticipated and mitigation is not required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES</b> — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located in the Biological Resources Overlay \_\_ or contains habitat for any species listed in the California Natural Diversity Database \_\_):

- IV a) A General Biological Resources Report was prepared in May 2004 for this site by L and L Environmental, Inc. Field surveys were conducted in preparation of this report. No threatened or endangered plant or animal species were detected during the study. No suitable habitat for the burrowing owl, the endangered Stephen's Kangaroo Rat or the San Bernardino Kangaroo Rat was identified on site and no further surveys for these species was recommended.



The report concluded that the subject property lacks habitat suitable for many sensitive plant and animal species known to exist in a region. Most adjacent areas contain very low potential due to residential development, freeways, and other uses.

The site, however, is dominated by Diegan Coastal Sage Scrub vegetation. This vegetation is known to be suitable habitat for the federally threatened coastal California gnatcatcher. The project site is within the U.S. Fish and Wildlife Service (USFWS), designated critical habitat for this species. Based on the proximity to known occupied habitat and the site's location within critical habitat, focused survey for this species was recommended.

The recommended focused survey was conducted by L and L Environmental during the 2004 nesting seasons, according to U.S. Fish and Wildlife protocol. There were six site visits during a 6-week period. During these site visits, no coastal California gnatcatchers were observed on site. The report concluded that the proposed project would not result in a "take" of that species. However, informal consultation with the USFWS was recommended as impacts will occur within the critical habitat. Therefore, the following mitigation measure is recommended:

*IV-1 Prior to recordation of the final map, an informal consultation shall be held with the USFWS regarding the impacts of the project on the critical habitat contained on site. Compliance with this mitigation measure shall be evidenced by submittal of a letter from the USFWS stating that the consultation has been completed and the critical habitat concerns have been adequately addressed.*

The General Biological Resources Report also noted that the sycamore trees located in the eastern drainage areas would provide potential nesting habitat for raptor's such as the Cooper's hawk, sharp-shinned hawk and the white-tailed kite. The proposed project does not include any development in the drainage channels nor does it directly propose impacts to the sycamores. Indirect impacts to raptor nesting are based on construction impacts within 150 feet of active raptor nests. If construction were to be proposed between February 1 and August 1, a focused raptor survey would be necessary for any construction/activity proposed within 150 feet of the development footprint. The following mitigation measure is recommended:

*IV-2 A note shall be placed on the Composite Development Plan (CDP) stating the following: If construction is proposed on any lot in the tract between February 1st and August 1<sup>st</sup> of any year, a focused raptor survey, in accordance with the Migratory Bird Treaty Act, must be conducted by a qualified biologist, will be required. This survey shall determine if there are active nests on the property and if they will be impacted directly or indirectly by construction activities within 150 feet of the development footprint. If active nests are located on site, appropriate measures, as identified by the qualified biologist, shall be initiated to avoid any impacts until after the fledging has occurred. This requirement shall be met prior to the issuance of building permits for any lot. Compliance with this mitigation measure shall be monitored by the Advance Planning Division.*

- IV-b) One mapped blueline stream and unmapped "low relief" drainage are present on the project site. The General Biological Resources Report, prepared by L and L Environmental, Inc. noted that, although two drainages occur on the property, neither contains a persistent water flow or riparian habitat suitable to support species such as the least bell's vireo, the southwestern willow flycatcher or the western yellow-billed cuckoo. Since the project proposes to retain these areas within San Bernardino County Drainage Easements that would not allow any construction activity, this project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service and mitigation beyond the recordation of the easements is not required.
- IV c) This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.)



through direct removal, filling, hydrological interruption, or other means, because the project is not proposing any construction or streambed alterations within the drainage easements that will be recorded with the final map.

- IV d) Although the site is within an area identified for wildlife dispersion in the General Plan (the Cajon Pass, Area 52 on the Open Space element), it is unlikely that large wildlife species currently utilize the site for migration. There are residential land uses to the north, an elementary school to the northeast, and a freeway to the south. Small mammals and amphibians will still have access across the site via the drainage easements, traversing the site from north to south, that will remain open and undeveloped. Thus, with the exception of raptor nesting in the sycamores, this project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site. The site is urban-impacted.
- IV e) This project will not conflict with any local policies or ordinances protecting biological resources, as mitigation measures have been identified to protect nesting raptors and the Diegan coastal Sage Scrub via consultation with the USFWS. If these mitigation measures are implemented, impacts would be reduced to a level below significance.
- IV f) This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures, other than those identified in this section, are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES</b> — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check if the project is located in the Cultural X or Paleontologic \_ Resources overlays or cite results of cultural resource review):

- V a) This project has been reviewed by the Archaeological Information Center of the County Museum. The Museum staff has determined that there is a high potential for prehistoric and historic archaeological resources and historic resources on the project site. The potential for Cultural Landscapes and Ethnic Resources is unknown at this time. This determination is based on sites that have been found within ½ mile of the project site. The County Museum recommends the following:

Prior to recordation of the final map, the following mitigation measures shall be implemented:



*V-1 An archaeological survey, prepared by a qualified archaeologist, is required to inventory all resources, to evaluate their significance and integrity and, if necessary, to propose appropriate mitigation measures.*

*V-2 An historical resources management report, prepared by a qualified archaeologist, shall be submitted, documenting the survey, any subsurface testing, archival research, evaluation of resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts in accordance with appropriate laws.*

*V-3 A note shall be placed on the Composite Development Plan to read as follows: "If human remains are encountered on the property, during grading of any lot, then the San Bernardino County Coroner's Office must be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at (909) 387-2543".*

- V b) See discussion and mitigation proposed in Section V-a).
- V c) This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.
- V d) This project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. However, If any human remains are discovered during construction of this project, the developer is required to contact the County Coroner and County Museum for determination of appropriate mitigation measures. See mitigation measure V-3 above.

If the recommended mitigation measures are implemented, Any impacts will be reduced to a level below significance.

## VI. GEOLOGY AND SOILS — Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☒ ☐

- ii) Strong seismic ground shaking?

☐ ☐ ☒ ☐

- iii) Seismic-related ground failure, including liquefaction?

☐ ☐ ☒ ☐

- iv) Landslides?

☐ ☒ ☐ ☐

Potentially Significant Impact      Less than Significant with Mitigation Incorp.      Less than Significant Impact      No Impact



- |  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check X if project is located in the Geologic Hazards Overlay District):

- VI a (i-iv) This site is not located within an Alquist-Priolo Special Studies Zone, designated by the State of California. However, it is located in an area near a mapped Alquist Priolo Earthquake Fault Zone. The site could be subject to severe groundshaking in the event of a major earthquake along the San Andreas or San Jacinto Faults. Construction will be required to conform to the standards set forth in the Uniform Building Code. These standards are intended to allow a building to remain standing long enough to allow inhabitants to evacuate. However, these standards will not necessarily prevent damage to structures that may, in some cases, be severe enough to ultimately result in the demolition of the structure after an earthquake. The site is not in an area with the potential for dam inundation. Significant impacts are not anticipated and mitigation beyond the normal conditions of approval is not required.
- VI b) – The project site contains both Saugus sandy loam (ShF) and Soboba gravelly loam (SoC). In areas of the site containing Saugus soils, runoff will be rapid and the hazard of erosion is moderate to high in places where the soil is left bare. Since the Saugus soils are contained within the mapped blueline stream on the eastern portion of the site, vegetation will be left undisturbed and the potential for erosion, except during periods of flooding, will be slight. The Soboba soils cover the majority of the site. These soils exhibit a slight potential for erosion and runoff is very slow. Since the development on site will be confined to this soil type, the project is not anticipated to result in substantial soil erosion or the loss of topsoil. Erosion control plans will be required to be submitted, approved and implemented as part of the normal building permit process. No significant impacts are anticipated and mitigation beyond the normal conditions of approval is not required..
- VI c) – The project is located within a Geological Hazard Overlay Zone for low-to-moderate landslide susceptibility. Prior to the issuance of building permits on any lot, the developer will be required to submit both a geotechnical (soils) report and an engineering geology report, prepared by a qualified engineer. The developer will be required to comply with the recommendations in those reports. This is a normal requirement for projects within Geological Hazard Overlays. If the recommendations of the engineer are implemented, potential impacts will be reduced to a less than significant level. No additional mitigation is required.
- VI d) There is an absence of expansive clay soils. Thus, the project site is not located in an area which has been identified by the County Building and Safety Geologist as having the potential for expansive soils. No significant impact is anticipated and mitigation is not required.



VI e) The project has soils capable of supporting septic tanks with very slight limitations. The soils are rapidly permeable. There are no sewer lines in the vicinity of the site. Future builders will be required to obtain percolation reports and to obtain permits for septic systems through the normal process through Building and Safety, and Environmental Health Services.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

## VII. HAZARDS AND HAZARDOUS MATERIALS —

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss,				



injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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**SUBSTANTIATION:**

- VII a) The project is the subdivision of 21.21 acres into 20 one-acre lots, designed for custom home building. Hazardous and/or toxic materials, other than normal household cleaning products and lawn fertilizers, are not normally associated with single family residential land uses.
- VII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because no hazardous or toxic chemicals would reasonably be expected to occur on site with the exception of normal household cleaning products and lawn fertilizers.
- VII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site.
- VII d) The project site is not included on a list of hazardous materials sites.
- VII e) The project site is not within the vicinity or approach/departure flight path of a public airport.
- VII f) The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because there is no adopted evacuation plan for this area.
- VII h) The site is located in the Devore Heights area at the southern edge of the Cajon Pass. The County Fire Department is requiring 1250 gallons per minutes (GPM) for a 2-hour duration at 20 pounds per square inch (PSI). The applicant will be required to demonstrate that this fire flow and water pressure can be provided prior to recordation of the tract. If this cannot be documented by the water company, then future property owners will be required to provide alternative fire protection measures such as fire sprinklers for each house constructed on each lot. These concerns will be addressed through the normal County development standards required for single family residences.

The site is in close proximity to the U.S. Forest Service/National Forest. The Old Fire in the fall 2003 significantly impacted Devore. The site is located in Fire Safety Area Three (FS-3) and any development on site will be subject to compliance with the development standards of that overlay, recently adopted by the board of supervisors in response to the Old Fire. If these standards are followed, the potential impact from wildland fires will be reduced to a level below significance.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**VIII. HYDROLOGY AND WATER QUALITY** — Would the project:



- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned Stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

- VII a) The ultimate result of the recordation of this proposed tract will be the construction of 20 custom single family homes. There are no sanitary sewers available to the site, so waste disposal will be by means of new septic systems. Since each lot will be one gross acre in size, there will be a sufficient amount of land to accommodate each septic system. Properly constructed, adequately sized and functioning septic systems should not contribute to groundwater degradation. The applicant will be required to obtain a waste



discharge permit from the Regional Water Quality Control Board, assuring that the project meets State water quality standards. No significant impact is anticipated.

- VIII b) Water service to the site will be provided by the Devore Mutual Water Company. The site has been allocated 20 shares, one for each proposed lot. The water company obtains its supply from 3 vertical wells and from spring water in the mountains. Since the recent rains, they have observed the water level in the wells rapidly rising. The water company encourages water conservation. In order to provide incentive to conserve water usage, the water company charges a graduated rate depending on the amount of water consumed. The first 250 cubic feet is charged the basic rate, between 250 up to 10,000 cubic feet the rate rises in intervals, and after 10,000 cubic feet, the rate is \$2.50 per cubic foot. The water company is requiring that the main water line must be extended and the existing line upgraded before service will be provided to the site.
- VIII c) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The existing drainages will be contained within recorded San Bernardino County drainage easements and no construction within or obstruction of these drainage courses will be permitted.
- VIII d) An hydrology/drainage study was prepared for the project by Walter Hu, the project engineer, dated December 5, 2003. An undated addendum was subsequently submitted, at the request of the Land Development Division. The tributary drainage areas that affect this site lie within the steep slopes of the San Bernardino Mountains. There are three drainage courses shown on the map. One, a mapped blueline stream, lies along the eastern property line of the project site. A drainage course traverses the middle of the site and a third drainage course is aligned along the western project boundary adjacent to Woodlawn Avenue. The report references a Caltrans study prepared in the 1970's along the current alignments of the I-15 and I-215 in this area (Drainage Study No. 844906). The drainage facilities identified in the State report have since been constructed. A 72" corrugated steel pipe (CSP) was constructed for watershed area 26 (along the project's western boundary) and a 48" CSP was constructed for watershed area 25 (encompassing the majority of the project site). The applicant's engineer met with the Caltrans engineer who prepared that study. Both culverts have the capacity to handle a 100-year frequency flood. A determination was made that the watersheds in this area had not changed and that the Caltrans study remains valid today.

The hydrology/drainage study was approved by the Land Development Division on November 15, 2004. Three San Bernardino County Drainage Easements must be recorded with the final map. They shall be a minimum of 15 feet wide and be adequate to contain a 100-year frequency flood. Drainage improvements have been designed to conduct tributary and on-site drainage flows around and through the site. A 10' x 6" drainage culvert is proposed on the north boundary feeding into the cul-de-sac for Street "A". from where it will flow onto Nedlee Street and into the 48" CSP installed by Caltrans in the 1970's.

If these improvements are constructed per approved plans, no significant flooding impact is anticipated and mitigation, beyond the normal conditions of approval, is not required.

- VIII e) The project will not create nor contribute runoff water that would exceed the capacity of existing or planned Stormwater drainage systems or provide substantial additional sources of polluted runoff, because County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows. There is adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the project, especially due to the small size and scope of this project. During recent rainstorms, the storm drains that serve the site were observed to function successfully.



- VIII f) – The project will not otherwise substantially degrade water quality because appropriate measures relating to water quality protection, including erosion control measures will be required as normal conditions at the time the site is developed.
- VIII g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project site is not located in a designated 100-year flood hazard area.
- VIII h) The project will not place structures within a 100-year flood hazard area that would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area. However, drainage improvements will be designed to contain a 100-year flood, in the event one should occur.
- VIII i) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam because there are no levees or dams located within the vicinity of the project site.
- VIII j) The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project site is not within the vicinity of any large body of water.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation beyond the normal conditions of approval are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING</b> — Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:** The site is designated Single-Family Residential, one acre minimum lot size (RS-1). The proposed Tentative Tract is consistent with this Land Use District in that the project will result in the creation of 20 one-acre lot. Therefore, a General Plan Amendment is not required.

- IX a) The project will not physically divide an established community, because the project is a logical and orderly extension of the land uses in the Devore Heights area. The one-acre lots, designed for custom home building will be compatible with the existing, low density residential land uses in the area.
- IX b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because, while the project is consistent with the permitted land uses of the RS Land Use District and does not exceed the General Plan density of one dwelling unit per acre.



- IX c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
<b>X. MINERAL RESOURCES</b> — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check \_ if project is located within the Mineral Resource Zone Overlay):

- X a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.
- X b) The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

Therefore, no impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
<b>XI. NOISE</b> — Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without				



the project?

☐ ☐ ☐ ☒

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☐ ☒

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ ☐ ☐ ☒

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐ ☐ ☐ ☒

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District \_\_\_\_ or is subject to severe noise levels according to the General Plan Noise Element \_\_\_\_):

XI a) The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because approval of a Tentative Tract Map in and of itself will not result in the creation of any noise. Ultimately, there could be 20 new homes built on the proposed lots and short-term construction noise could result. This is not expected to be a significant impact and mitigation, beyond the normal Building and Safety construction standards, is not necessary.

XI b)– The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project is a Tentative Tract Map for lot sales only. The ultimate construct of new custom homes will occur sporadically over the years and no vibration exceeding County standards is anticipated to be generated by the construction of these homes. Freeway noise will exist in the background, approximately 132 feet north of the freeway lanes, and will serve to mask the noise of construction.

XI c)– The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, because the resulting uses will be residential and will be associated with the normal noise levels found in residential neighborhoods. The ambient noise levels include the sounds of traffic on the freeway. Thus, it is not anticipated that the project will be a greater source of noise than the freeway itself.

XI d) The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project with the exception of short-term construction related noises that are not anticipated to be significant in view of the constant noise from the adjacent freeway.

XI e) The project is not located within an airport land use plan area or within 2 miles of a public/public use airport.

XI f) The project is not within the vicinity of a private airstrip.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Less than Less than No



	Significant Impact	Significant with Mitigation Incorp.	Significant Impact	Impact
<b>XII. POPULATION AND HOUSING</b> — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

- XII a) The project will not induce substantial population growth in an area either directly or indirectly because the project will only introduce 20 additional residences to the area. The scope of the project is too small to create a significant impact on population growth.
- XII b) The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because no residential structure is proposed to be demolished as a result of this proposal. The project will ultimately add 20 houses to the existing housing stock in the area.
- XII c) The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, because there are no people living on the site since there are no residential structures on the site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**XIII. PUBLIC SERVICES** —

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

XIII a) The proposed project will not result substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Construction of the project will increase property tax revenues to provide a source of funding that will partially offset any increases in the anticipated demands for public services generated by this project. The project will be served by existing facilities in the area. Public utilities plan for future growth based on the General Plan densities within their service areas. This site was designated for one acre lots prior to adoption of the 1989 General Plan Update that modified the "zoning" from Limited Agriculture – one acre minimum parcel size (A-1) to Single Residential – one acre minimum parcel size (RS-1); thus, there should be no significant impact to these public facilities.

With regard to parks, there are no local community parks set aside in Devore; however, Glen Helen Regional Park is across the I-15 from this community. In addition, the lots being created are large enough, in and of themselves, to accommodate outdoor recreational activities, reducing the need for a local park. Although the General Plan addresses the need for dedication of parkland or payment of in-lieu fees for park land, there is no mechanism in place at this time to implement this provision of the General Plan. It is beyond the scope of this small project to resolve this issue for the entire community of Devore.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**XIV. RECREATION —**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

XIV a) This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will generate only 20 new residential units and the impacts generated by the residents of this project will be minimal. In addition, the one-acre lot sizes will provide ample back yard space in which children can play.



XIV b) This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, because the size of project proposed will not result in a significant increase in demand for recreational facilities.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC</b> — Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

XV a) The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, because the project will not significantly increase traffic levels in the area due to the size and scope of the project. The County Traffic Engineer reviewed this proposal and determined that a traffic study was not necessary.

XV b) The project will not exceed, either individually or cumulatively, a level of service (LOS) standard established by the county congestion management agency for designated roads or highways, because County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and has determined that a traffic study is not required.

XV c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes that would result from the construction of twenty additional homes.



- XV d) The project will not substantially increase hazards due to a design feature or incompatible uses, because the project will take access from both Woodlawn and Nedlee Avenues. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XV e) The project will not result in inadequate emergency access, because each parcel will have direct access to a County-maintained roadway, as the roads within this development will be taken into the County Maintained System..
- XV f) The project will not result in inadequate parking capacity, because the proposed parcels are adequate in size to accommodate the required parking on site.
- XV g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the project is a residential development and, as such, not subject to such requirements.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

## XVI. UTILITIES AND SERVICE SYSTEMS —

Would the project:

- |  | Potentially<br>Significant<br>Impact | Less than<br>Significant with<br>Mitigation Incorp. | Less than<br>Significant<br>Impact  | No<br>Impact             |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/>             | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/>             | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?          | <input type="checkbox"/>             | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/>             | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |   | Potentially<br>Significant<br>Impact | Less than<br>Significant with<br>Mitigation Incorp. | Less than<br>Significant<br>Impact | No<br>Impact                        |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>             | <input type="checkbox"/>                            | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |



- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

- XVI a) The proposed project will be required to obtain a waste discharge permit from the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health/Environmental Health Services. This will ensure that the project meets State water quality requirements.
- XVI b) The proposed project will not require, nor result in the construction of, new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the proposed use.
- XVI c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects, as County Public Works has determined that there is sufficient capacity in the existing storm water system to absorb any additional Stormwater drainage caused by the project. A Preliminary Drainage Study was submitted to the Land Development Division. The Land Development Division/Drainage Section reviewed and approved the hydrology/drainage study submitted by the applicant.
- XVI d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as the local water purveyor (Devore Mutual Water Company) has given assurance of such water service.
- XVI e) The proposed project has a determination from the Devore Mutual Water Company, serving the project, that it has adequate capacity to serve the projected demand for the project. The site has been allocated 20 shares of water stock for the 20 proposed lots. The Water Company utilizes vertical wells and spring water to provide water to residents. The water is charged at a graduated rate based on usage. Voluntary conservation measures are encouraged. The recent rains have added to the water supply and water company staff have noted that the water levels in the wells are rising rapidly.
- XVI f) The Milliken Landfill closed on December 7, 1999. The waste stream from this area has been redirected either out of the County or to one of the remaining valley landfills: Mid-Valley, Colton or San Timoteo. The Mid-Valley Landfill does have the capacity to absorb this incremental trash increase. On-going expansion at the Mid-Valley Landfill will ensure that there is adequate capacity to serve all County needs for the next 25-40 years. The problem of waste disposal is a regional one beyond the capacity of one project to cure.
- XVI g) The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**XVII. MANDATORY FINDINGS OF SIGNIFICANCE—**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish



or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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#### SUBSTANTIATION:

XVII a) The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Focused surveys were conducted on site for the California gnatcatcher and other threatened or endangered species. None were found on the site; however, the site contains Diegan Coastal Sage Scrub vegetation that is considered critical habitat for the California gnatcatcher. Also, the sycamore trees on site may be nesting habitat for raptors. Mitigation measures have been added to address these concerns.

The site has a high potential for prehistorical and historical archaeological resources. Mitigation measures have been included to preserve and protect these resources.

XVII b) The project does not have impacts that are individually limited, but cumulatively considerable. The existing infrastructure is sufficient for the project's planned uses.

XVII c) The project will not have environmental effects that will cause substantial adverse impacts on human beings, either directly or indirectly, as any such impacts identified by the studies conducted for this project and/or identified by review of other sources or by other agencies, such as wildland fires and potential flooding, have been addressed through the conditions of approval prepared for this project.

Only minor increases in traffic, emissions and noise will be created by implementation of the proposed project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse affects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval. No mitigation beyond the normal conditions of approval is required.

#### **XVIII. MITIGATION MEASURES**

(Any mitigation measures which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)



- IV-1 *Prior to recordation of the final map, an informal consultation shall be held with the USFWS regarding the impacts of the project on the critical habitat contained on site. Compliance with this mitigation measure shall be evidenced by submittal of a letter from the USFWS stating that the consultation has been completed and the critical habitat concerns have been adequately addressed.*
- IV-2 *A note shall be placed on the Composite Development Plan (CDP) stating the following: If construction is proposed on any lot in the tract between February 1st and August 1<sup>st</sup> of any year, a focused raptor survey, in accordance with the Migratory Bird Treaty Act, must be conducted by a qualified biologist, will be required. This survey shall determine if there are active nests on the property and if they will be impacted directly or indirectly by construction activities within 150 feet of the development footprint. If active nests are located on site, appropriate measures, as identified by the qualified biologist, shall be initiated to avoid any impacts until after the fledging has occurred. This requirement shall be met prior to the issuance of building permits for any lot. Compliance with this mitigation measure shall be monitored by the Advance Planning Division.*
- V-1 *An archaeological survey, prepared by a qualified archaeologist, is required to inventory all resources, to evaluate their significance and integrity and, if necessary, to propose appropriate mitigation measures.*
- V-2 *An historical resources management report, prepared by a qualified archaeologist, shall be submitted, documenting the survey, any subsurface testing, archival research, evaluation of resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts in accordance with appropriate laws.*
- V-3 *A note shall be placed on the Composite Development Plan to read as follows: "If human remains are encountered on the property, during grading of any lot, then the San Bernardino County Coroner's Office must be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at (909) 387-2543".*



**REFERENCES** (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources, Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino Development Code, 1998

County of San Bernardino General Plan, adopted 1989, revised 1998

County of San Bernardino Hazard Overlay Maps

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 1989

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

Preliminary Drainage Study, prepared by Caliland Engineering, Inc., dated February 24, 2004

Oral Interview with Margaret Bell, Devore Mutual Water Company, 12/7/04.